



**£250,000**

37 Broadsmith Avenue, East Cowes, Isle of Wight, PO32 6QW





Nestled on the charming Broadsmith Avenue in East Cowes, this delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. With three well-proportioned bedrooms and additional attic room this property is designed to accommodate the needs of modern family life.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining area. The property also boasts the attic room, offering additional space that can be utilised as a study, playroom, or even a storage room.

The large garden is a standout feature of this home, presenting a wonderful opportunity for outdoor enjoyment and potential for further development. Imagine summer barbecues, children's play areas, or even a flourishing garden – the possibilities are endless.

Conveniently located, this property is in close proximity to local schools and recreational grounds, making it an excellent choice for families. The surrounding area offers a friendly community atmosphere, ensuring that you will feel right at home.

In summary, this semi-detached house on Broadsmith Avenue is a fantastic family home that combines space, potential, and a prime location. Do not miss the chance to make this property your own and enjoy all that East Cowes has to offer.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under half a mile away.



#### Hallway

Lounge 14'0" x 11'6"

Dining Room 10'2" x 9'3"

Kitchen 10'6" x 10'4"

Utility Area 8'5" x 5'9"

#### First Floor - Landing

Bedroom 1 13'6" x 11'6"

Bedroom 2 13'7" x 8'10"

Bedroom 3 9'4" x 7'5"

Bathroom wc 6'11" x 5'4"

Attic Room 20'5" x 10'6"

#### Outside

To the front of the property there is a lawn area and shrubs. The rear garden is large and could benefit from further landscaping. The rear garden has a lawn area, workshop, shed and raised decking area.

#### Council Tax

Band B

#### Tenure

Freehold


#### Services

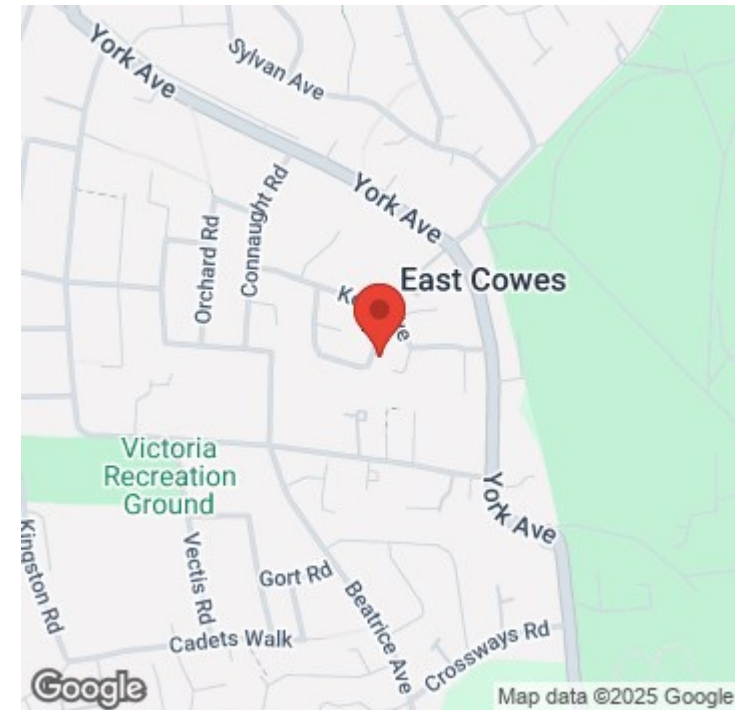
Mains drainage, water, gas and electric.

#### Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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